THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2010082731TN1

BILL GARRETT, Davidson County
Trans:T20100067855 DEEDWARRSP
Recvd: 10/26/10 13:28 3 pgs
Fees:18.00 Taxes:610.50
20101026-0085682

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 15th day of October, 2010, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, TX 75254 and, **William J. Riker, A Single Person** party(ies) of the second part located at 5413 OAK CHASE DR, ANTIOCH, TN 37013

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first pat has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of DAVIDSON, State of Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows to wit: Being Lot No. 262 on the Plan of Oak Highlands, Phase Three, First Revision, a Planned Unit Development, of record in Instrument No. 200201220008284, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Being the same property conveyed to Michael Hall, a single man by deed from Ernest Kuhlo and wife, Patricia Kuhlo dated May 28, 2008 and filed for record as Instrument No. 200806130061332, in the Register's Office for Davidson County, Tennessee.

The last recorded deed being the Substitute Trustee's Deed recorded at Instrument No. 20100806-0061941 in Davidson Register of Deeds, TN.

Property: 5413 OAK CHASE DRIVE ANTIOCH TN 37013
Parcel ID No.: 173 04 0A 262.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **Federal National Mortgage Association**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Federal National Mortgage Association by Johnson & Freedman, LLC, as Attorney-in-Fact by POA recorded at Instrument No. 09130828, Shelby County Records, Tennessee

BY: _____

TITLE: Associate

STATE OF GA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared TIFFINY H. WOLF, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the ASSOCIATE of Johnson & Freedman LLC, the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 15 day of Oct, 2012.

QUYEN T. NGUYEN NOTARY PUBLIC GWINNETT COUNTY, GA MY COMMISSION EXPIRES 02/15/2014

Notary Public

My Commission Expires: 2/15/14

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Property: 5413 OAK CHASE DRIVE ANTIOCH TN 37013
Parcel ID No.:
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Mail Tax Notices To and Property Owner:
William J. Riker - 5413 OAK CHASE DR. ANTIOCH, TN 37013

I, or we, swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 165,000 OR which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 15th day of October, 2010

Notary Public

QUYEN T. NGUYEN NOTARY PUBLIC GWINNETT COUNTY, GA MY COMMISSION EXPIRES 02/15/2014

Expires: 2/15/14 My Commission